

Petition Number: 1505-PUD-07

Petitioner: Site Solutions Property Group, LLC

Request: A change of zoning from the AG-SF1: Agriculture / Single-Family Rural District to the Lantern Park Planned Unit Development (PUD) District.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural District

Current Land Use: Agricultural/Unimproved

Approximate Acreage: 40.95 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan and Character Exhibit
4. PUD Ordinance
5. Neighbor Meeting Summary
6. Petitioner's Narrative

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the April 13, 2015 City Council meeting. The petition will receive a public hearing at the May 4, 2015 Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition will be held on May 4, 2015, at the APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

The Petitioner hosted a meeting for adjoining property owners on April 1, 2015, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included at **Exhibit 5**.

PROJECT OVERVIEW

Project Location: The subject property (collectively, the "Property") is approximately Forty-one (41) acres located on the northeast corner of 161st Street and Union Street (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as "Lantern Park", that would allow for a single-family residential neighborhood, as illustrated on the Concept Plan (see **Exhibit 3**). The Petitioner's narrative (see **Exhibit 6**) characterizes the

proposed development as a high quality development which will provide continued buffering for the adjacent larger single-family properties, while providing an attractive and convenient location for new development.

Default Standards: The proposed PUD District Ordinance (the “PUD Ordinance”) (see **Exhibit 4**) defaults to the recently adopted Westfield – Washington Township Unified Development Ordinance (the “UDO”), with the **SF4: Single-Family High Density District** as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses permitted by the Underlying Zoning District.

General Regulations: As proposed, the PUD Ordinance establishes enhanced or general regulations from the Underlying Zoning District (Chapter 4 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner’s vision for the development. The development standards of note are briefly highlighted below:

1. Minimum Building Lines: The PUD Ordinance modifies the eight (8) foot side yard setback, and the twenty-five (25) foot front and rear yard setbacks required by the UDO to five (5) feet for the side yard, and twenty (20) feet for the front and rear yards.
2. Minimum Lot Width: The PUD Ordinance modifies the fifty (50) feet minimum lot width required by the UDO to sixty (60) feet.
3. Minimum Lot Area: The PUD Ordinance modifies the 9,000 square foot minimum lot area required by the UDO to 7,200 square feet.
4. Maximum Building Height: The PUD Ordinance modifies the twenty-five (25) foot maximum building height allowed by the UDO to one and a half (1.5) stories.
5. Minimum Living Area: The PUD Ordinance modifies the 1,000 square foot minimum living area for single story residences required by the UDO to 2,000 square feet. In addition, the PUD Ordinance modifies the 750 square foot minimum ground floor living area for one and a half (1.5) story residences to a minimum total size of 2,300 square feet.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District (Chapter 6 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner’s vision for the development. The development standards of note are briefly highlighted below:

1. Architectural Standards (Article 6.3): The PUD Ordinance incorporates enhanced architectural standards, including the incorporation of Character Exhibits to establish the benchmark for the quality and character of the development. Additionally, the PUD Ordinance dictates that any lot with a rear elevation facing east or north will be constructed as if it faces an external street. Lots with rear elevations facing west will not be held to this standard as the floodway will block the view of the homes from Union Street. The PUD Ordinance also replaces Article 6.3(C)(2) Streetscape Diversity with a Façade Variety Form.
2. Landscaping Standards (Article 6.8): The PUD Ordinance: (a) states that trees along the east and south borders will be preserved, the specific areas will be outlined in the development plan; (b) requires the area located in the floodway (Parcel B) to remain in its natural state, unless improved with ponds, wetland mitigation areas, or trails; (c) eliminate the requirement for street trees, while requiring one (1) of the lot’s shade trees to be placed in the front yard in lieu of the street

tree; and (d) modifies the minimum lot landscaping requirements to two (2) shade trees, one (1) ornamental tree, and four (4) shrubs for all lots.

Infrastructure Standards: As proposed, the PUD Ordinance establishes alternative Construction Standards (Article 7.3 in the UDO). These modifications are intended to accommodate the unique environmental and topographical characteristics of the Property and the Petitioner's vision for the development. The specific changes have been removed from the PUD and placed in a Developer Agreement.

Design Standards: As proposed, the PUD Ordinance establishes enhanced or alternative design standards from the Underlying Zoning District (Chapter 8 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision for the development. The design standards of note are briefly highlighted below:

1. Open Space (Article 8.6): The PUD Ordinance increases the minimum required amount of open space from 15% (for SF4 Districts) to 30% of the land in Parcel A. This does not include the area inside the floodway.
2. Amenities (Article 8.6): The PUD Ordinance requires that three (3) types of amenities be provided for the development; (a) walking/jogging/biking trail; (b) Fountains in the detention pond; and (c) town (2) bench sitting areas overlooking the pond and/or floodway. The PUD Ordinance also states that if development occurs in phases, two (2) amenities will be constructed with the first phase with the remaining constructed in the second phase.
3. Pedestrian Network Standards (Article 8.7): The PUD Ordinance requires that the perimeter trail along 161st Street to be installed with the first phase of development. The trail along Union Street is to be constructed upon platting of Parcel "B" or, if Parcel "B" is not under development at the time of Secondary Platting of the final section of Parcel "A", then a bond or other approved surety will be placed with the City prior to approval of said plat. The owner then has thirty-six (36) months to install the Union Street trail or the bond will be called upon.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Suburban Residential". The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for "Suburban Residential" include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

The development policies for "residential design standards" include: (i) encourage neighborhoods that do not have the appearance of "production" housing; (ii) evaluate new residential

development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

DISCUSSION TOPICS

Streetscape Diversity for Perimeter Lots: The PUD Ordinance does not require rear enhancements to meet the Streetscape Diversity for Perimeter Lots provision from the UDO stating that adjacent homes may not have more than three (3) of the same architectural features that qualify for the rear enhancement points.

Perimeter Trail Construction: The PUD Ordinance does not require the perimeter trail along Union Street to be constructed in conjunction with the one along 161st Street, but allows for its installation to occur up to 36 months after Secondary Plat approval of the final section of Parcel “A”.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

STAFF COMMENTS

1. Hold a public hearing at the May 4, 2015 APC meeting. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or [phoward@westfield.in.gov](mailto:poward@westfield.in.gov).